

**11 Birriga Avenue, Bundanoon, NSW 2578**



**House For Sale**

Tuesday, 30 April 2024

**11 Birriga Avenue, Bundanoon, NSW 2578**

**Bedrooms: 6**

**Bathrooms: 4**

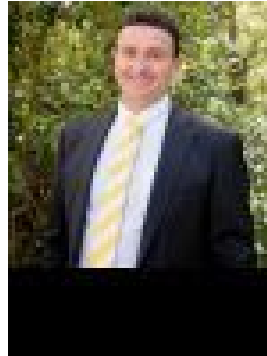
**Parkings: 2**

**Area: 847 m2**

**Type: House**



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## AUCTION 25th MAY

Get ready to be amazed at what this once in a lifetime property has to offer. With three separate, self-contained properties; a four-bedroom main residence, studio apartment and granny flat, it is ideal for multi-generational living or the ultimate weekend getaway and holiday rental opportunity. Only a few years old, be captivated by the attention to detail and stunning features that occupy every nook and cranny of these three properties. Modern and sophisticated in execution, with subtle country touches you will be captivated at every turn. Magazine worthy, it truly is the epitome of luxurious, relaxed living in a sought-after, picture-perfect pocket of the Southern Highlands. Bright and spacious the main residence features a large open plan living, dining and kitchen that opens out onto a beautiful alfresco patio. With four bedrooms and multiple bathrooms over two levels, it delivers versatility and comfort in one. Self-contained with everything you could want and more, the studio apartment is the perfect space for a couple with a fully equipped kitchen, living/dining, bathroom/laundry, loft bedroom and single car garage. At the rear of this expansive block, you will find yet another property, the self-contained granny flat. Set amongst the lush garden surrounds this single level dwelling is equipped with everything you need. With a galley style kitchen and open plan bedroom and living enjoy the serenity as you soak in the oasis that surrounds you. All three properties have been styled to perfection, think plantation shutters, high ceilings, polished concrete floors, neutral tones and stunning detailing. Centrally located for access to cafes and restaurants, it is a highly desirable location for a weekend getaway, or the perfect place for generations of family to enjoy. With Moss Vale, Bowral and other parts of the Southern Highlands within a short drive, the possibilities are endless with this once in a lifetime opportunity. • Three properties in one with the potential for multiple income streams • Four-bedroom main residence with open plan living, dining and kitchen, main bathroom, ensuite, powder room, laundry with toilet and single car lock-up garage • Three bathrooms in total and 6 toilets • Loft style studio apartment with fully equipped kitchen, living and dining, bathroom and laundry, plus single car garage • Single-level granny flat at the rear with galley style kitchen and open plan bedroom and living, plus bathroom and laundry combo • Lush, stunning garden surrounds with established trees, storage shed and water tank • Gas cooking in all three properties, plantation shutters, polished concrete floors, stunning modern country detailing • Close to cafes, restaurants and the local primary school. Access to public transport and just a short 20 minute drive to Moss Vale • Extra off-street parking spaces. Land size 847sqm • Holiday rental income appraisal available on request <https://youtu.be/vdACwjE7QAI>